

MID SUSSEX DISTRICT COUNCIL

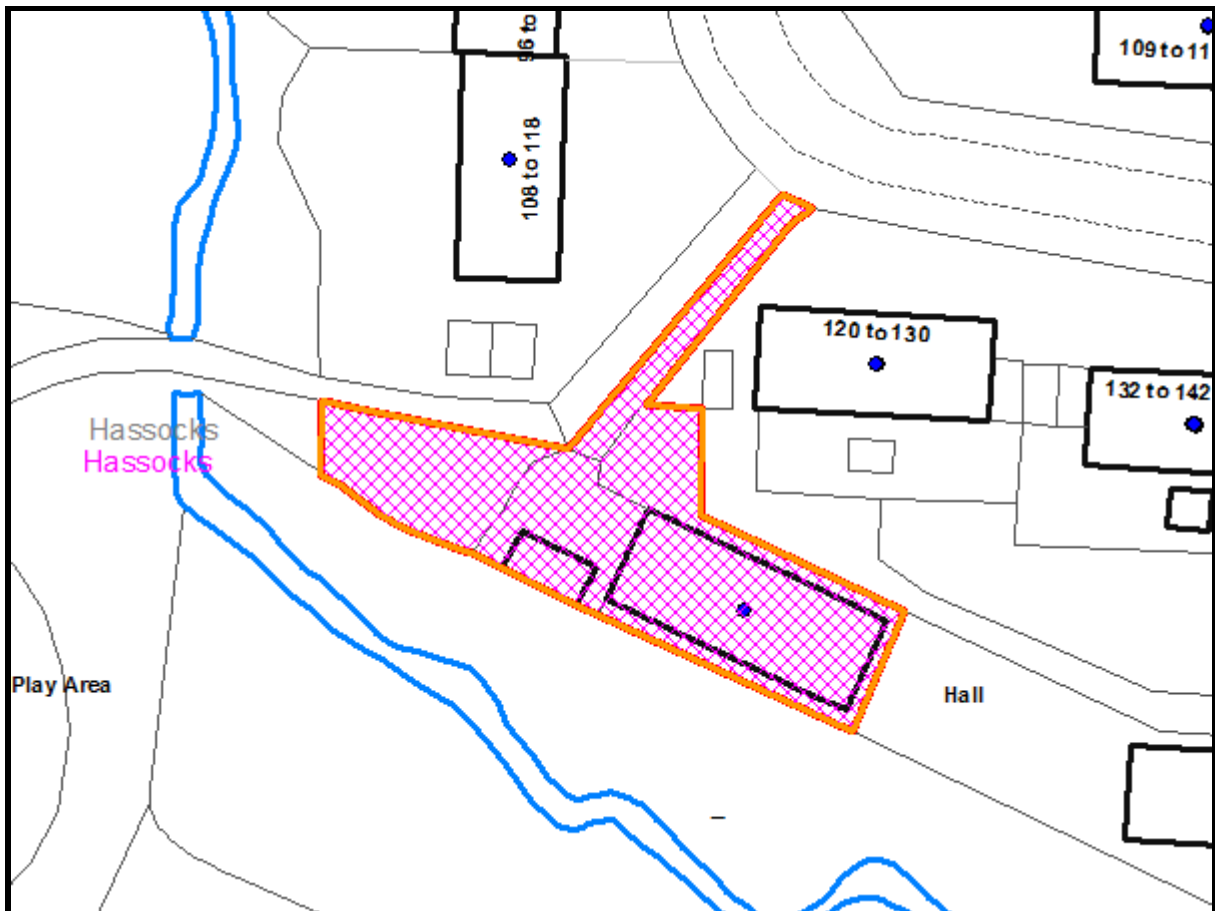
Planning Committee

15 AUG 2019

RECOMMENDED FOR PERMISSION

Hassocks

DM/19/1288



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1ST HASSOCKS SCOUT GROUP SCOUT HEADQUARTERS PARKLANDS ROAD HASSOCKS

REPLACING EXISTING CLADDING WITH BROWN COATED STEEL SHEET CLADDING AND INSTALL INSULATION. REMOVAL OF 3 WINDOWS ON NORTHERN ELEVATION. (REVISED PLANS RECEIVED AND CHANGED DESCRIPTION 26/06).

MR WILLIAM WHITEHEAD

POLICY: Ancient Woodland / Areas of Special Control for Adverts / Built Up Areas / Aerodrome Safeguarding (CAA) /

ODPM CODE: Minor Other

8 WEEK DATE: 30th May 2019

WARD MEMBERS: Cllr Sue Hatton / Cllr Benedict Dempsey / Cllr Alexander Sparasci /

CASE OFFICER: Andrew Horrell

PURPOSE OF REPORT

To consider the recommendation of the Divisional Lead Planning and Economy on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

Planning Permission is sought for replacement cladding to the flat roofed side extensions on the southern and northern elevations and removal of three windows on the northern elevation.

The application is being reported to committee as the District Council is the landowner.

This is a modest development which complies with policies DP25 and DP26 of the Mid Sussex District Plan and policies 9 and 12 of the draft Hassocks Neighbourhood Plan. The application is therefore recommended for approval subject to the conditions listed in Appendix A.

RECOMMENDATION

It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTATIONS

None

PARISH COUNCIL OBSERVATIONS

With the original plans, Hassocks Parish Council recommended approval to the application.

In view of the revised plans Hassocks Parish Council recommended approval but queried as to whether there is a need for a Mechanical Ventilation Heat Recovery system to ensure adequate air quality, in what will now be a highly insulated and nearly airtight building.

INTRODUCTION

The application seeks planning permission for the replacement of existing cladding with brown coated steel sheet cladding on the southern and northern side extensions and the removal of three windows on the northern elevation.

RELEVANT PLANNING HISTORY

CN/003/93 - INTERNAL ALTERATIONS AND ADDITIONAL DORMER EXTENSIONS AT GROUND FLOOR LEVEL.

09/00808/FUL - Replacement of the existing roof from corrugated asbestos with a coated trapezoidal sheet steel skin, with bonded insulation.

12/02012/FUL - The removal of a cloakroom and 2 toilets and installing one unisex toilet and one wheelchair accessible toilet. This will require changes to access details (doors within the building) and the external door and 2 windows, plus the installation of ramps to access the building.

SITE AND SURROUNDINGS

The existing is a single storey detached pitched roofed building with a single storey flat roofed side extensions on land to the rear of 120-130 Parklands Road. The pitched roof is green metal sheeted roof and the walls are characterised by face brickwork and timber cladding and the doors and windows are upvc. It is in use as a scout hut.

To the north of the site is access path with mesh to 120-130 Parklands Road beyond, to the south of the site is woodland, to the east of the site is the A House Nursery Pre-School and to the west of the site is woodland to the access track to the Parklands Playground beyond.

The site is within the built up area of Hassocks.

APPLICATION DETAILS

The application seeks planning permission for replacement cladding to the flat roofed side extensions on the southern and northern elevations with brown coated steel sheet cladding and removal of three windows on the northern elevation.

The existing flat roofed side extensions as approved in 1993 under reference CN/003/93 with the northern side extension measuring 1.4m in depth, 18.3m in width and 2.8m in height and the southern side extension measuring 1.4m in depth, 17.9m in width and 2.7m in height. The existing timber shiplap cladding is to be replaced by proposed Van Dyke Brown horizontal steel sheet cladding.

On the northern side extension, three windows are to be removed which measure 1.2m in width and 1.2m in height.

The application is being reported to committee as the application site is on Mid Sussex owned land.

LIST OF POLICIES

District Plan

DP25 (Community Facilities and Local Services)

DP26 (Character and Design)

Hassocks Neighbourhood Plan

A Regulation 16 (submission) consultation started on Monday 22nd July for 8 weeks. The Plan is a material planning consideration but carries little weight.

Relevant Policies:

Policy 9 (Character and Design)

Policy 12 (Community Facilities)

National Policy

The National Planning Policy Framework (NPPF) from February 2019 is also a material consideration and paragraphs 8, 11, 15, 16, 124 and 127 are considered to be of particular relevance to this application.

ASSESSMENT

The main issues are considered to be the design and scale of the scheme and resulting impact on the character and appearance of the area and neighbouring amenities.

Scale, design and character impact

DP26 of the District Plan states:

"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*

- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution"*

Policy 9 of the draft Hassocks Neighbourhood Plan has a similar ethos and states:

'Development proposals will be supported where, they are in line with the Townscape Appraisal, and where the character and design:

- 1. Is of high quality design and layout;*
- 2. Contributes positively to the private and public realm to create a sense of place;*
- 3. Respects the character and scale of the surrounding buildings and landscape;*
- 4. Protects open spaces and gardens that contribute to the character of the area;*
- 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- 6. Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;*
- 7. Creates safe, accessible and well connected environments;*
- 8. Protects existing landscape features and contributes to the village's Green Infrastructure network;*
- 9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- 10. Positively responds to the local vernacular character of the defined Local Townscape Character Area.*

The existing structure is relatively well screened from Parklands Road by established trees and vegetation as well as the properties to the north. Whilst the proposed cladding will modernise its appearance, it is not considered that the building will appear visually obtrusive from the adjoining road by virtue of the existing tree screening. The dark brown colour of the cladding should also help the building to blend in with surrounding vegetation and the appearance will have a similar visual appearance to the existing in terms of colour. This ensures it relates sympathetically to the building. It is therefore considered to comply with policy DP26 of the District Plan and Policy 9 of the draft Hassocks Neighbourhood Plan.

The comments of parish council regarding the provision of a mechanical ventilation heat recovery system are noted, but that is a matter for building control and thus is not material to the consideration of this application for minor external works.

Policy DP25 of the Mid Sussex District Plan is deemed relevant when considering extensions to existing community facilities. It states:

The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported. Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:

- *that the use is no longer viable; or*
- *that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or*
- *that a replacement facility will be provided in the locality.*

The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document.

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.

A similar ethos is found in policy 12 of the draft Hassocks Neighbourhood Plan which states:

'Development proposals which result in the loss of community facilities will not be supported.

Development proposals for the alteration and/or replacement of community facilities will be supported where:

- 1. Equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs; and*
- 2. Proposals for the replacement of a community facility ensure the replacement facility is made available before the closure of the existing facility'.*

Given the nature of the proposed to modernise the existing scout headquarters, it is considered that the proposal complies with DP25 of the Mid Sussex District Plan and policy 12 of the draft Hassocks Neighbourhood Plan.

In terms of impact on neighbouring amenities Policy DP26 of the District Plan states that it must be demonstrated that any development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.

Given the relationship between the proposed and the neighbouring properties, it is not considered that any significant detrimental impact will be caused to neighbouring amenity as a result of this planning application. The application therefore complies with Policy DP26 of the Mid Sussex District Plan.

CONCLUSION

The proposed development complies with policies DP25 and DP26 of the Mid Sussex District Plan as well as policies 9 and 12 of the draft Hassocks Neighbourhood Plan.

The application is therefore recommended for approval subject to the conditions listed in Appendix A.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No external materials shall be used other than those specified on the approved plans without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Sections	HS19-005	1	26.06.2019
Proposed Elevations	HS19-007	A	26.06.2019
Proposed Elevations	HS19-009		26.06.2019
Existing Elevations	HS19-006		04.04.2019
Proposed Elevations	HS19-007		04.04.2019
Sections	HS19-005		02.04.2019
Location Plan	HS19-002		04.04.2019
Flood Risk Assessment	HS19-004		02.04.2019
Site Plan	HS19-001		02.04.2019
Existing Floor and Elevations Plan	HS19-003		02.04.2019

APPENDIX B – CONSULTATIONS

Parish Consultation

RECOMMEND APPROVAL. Hassocks Parish Council would like to query as to whether there is a need for a Mechanical Ventilation Heat Recovery system to ensure adequate air quality, in what will now be a highly insulated and nearly airtight building.